



LOCATION MAP
MAPSCO PAGE 256/355

LEGAL DESCRIPTION

BEING a parcel of land located in the City of Frisco, Collin County, Texas, a part of the GERMAN EMIGRATION COMPANY SURVEY, ABSTRACT NO. 358, and being all of that called 32.28 acre parcel of land conveyed to PCCP Alberta Frisco Texas, LLC, as recorded in County Clerk's File No. 20070405000461880 and 20070405000461890, Deed Records Collin County, Texas, and also being all of that called 88.60 acre parcel of land conveyed to PCCP Alberta Frisco Texas, LLC, as recorded in County Clerk's File No's 20070405000461840 and 20070809001108640, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the northwest corner of called 32.28 acre tract, said point also being at the intersection of the east line of the Dallas North Tollway (a 300 foot right-of-way) with the south line of U.S. Highway 380 (a variable width right-of-way),

THENCE along the south line of U.S. Highway 380 as follows:
North 89 degrees 01 minutes 31 seconds East, 861.43 feet to an aluminum disc monument found for corner,
South 88 degrees 03 minutes 38 seconds East, 600.75 feet to an aluminum disc monument found for corner,
South 85 degrees 05 minutes 40 seconds East, 200.52 feet to an aluminum disc monument found for corner,
South 87 degrees 51 minutes 36 seconds East, 400.66 feet to a five-eighths inch iron rod found for corner,
North 89 degrees 17 minutes 33 seconds East, 247.29 feet to a five-eighths inch iron rod found at the northeast corner of called 88.60 acre tract, said point also being in the west line of St. Louis and Santa Fe Railroad (a 100 foot right-of-way),

THENCE South 10 degrees 27 minutes 45 seconds West, 2,572.36 feet along the east line of called 88.60 acre tract and the west line of St. Louis and Santa Fe Railroad to a one-half inch iron rod found at the southeast corner of called 88.60 acre tract,

THENCE South 88 degrees 51 minutes 44 seconds West, 1,778.98 feet along the south line of called 88.60 acre tract to a one-half inch iron rod found at the southwest corner of called 88.60 acre tract, said point also being in the east line of the Dallas North Tollway,

THENCE along the east line of the Dallas North Tollway as follows:
North 01 degrees 19 minutes 15 seconds West, 685.55 feet to a point for corner,
North 01 degrees 25 minutes 29 seconds West, 1914.87 feet to the POINT OF BEGINNING and containing 5,265,696 square feet or 120.88 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



EXHIBIT A: for Z#07-0025

FRISCO CROSSING SEC HWY 380 AND DALLAS NORTH TOLLWAY

120.88 GROSS ACRES
OUT OF THE GERMAN EMIGRATION COMPANY SURVEY,
ABSTRACT NO. 358
CITY OF FRISCO,
COLLIN COUNTY, TEXAS

PCCP ALBERTA FRISCO TEXAS, LLC. APPLICANT/OWNER
5480 South Quebec St. #100 (303)771-4004
Greenwood Village, Colorado 80111 Fax: (303)771-4088

JPRA ARCHITECTS ARCHITECT
31000 Northwestern Hwy. #100 (248)737-0180
Farmington Hills, MI 48334 Fax: (248)737-9161

JB PARTNERS, INC. PLANNER/SURVEYOR/ENGINEER
18301 Quorum Drive, Suite 200 B (972)248-7878
Addison, Texas 75001 Fax: (972)248-1414

NOVEMBER 6, 2009

Note: The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.

